

REAL ESTATE

400 Thru 413 online at  
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When you see a **Web ID** number in a classified ad, go to **www.thedailycourier.com** Click on the **All Classifieds** link, then click **View all photo ads** in yellow box or enter the WEB ID# to view an individual ad & photos.

Real Estate Services & Announcements400



**EQUAL HOUSING OPPORTUNITY**  
All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD Toll-free at 1-800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.

It's easy to advertise in Classifieds.

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE

On February 7, 2018, at the hour of 11:30 AM inside the front door of the Josephine County Courthouse, in the City of Grants Pass, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 213 Millie Street, Cave Junction, Oregon 97523.

The court case number is 16CV33028, where FREEDOM MORTGAGE CORPORATION, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF RONALD S. BATEMAN; OCCUPANTS OF THE PROPERTY, are defendants.

The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Josephine County Sheriff's Office. For more information on this sale go to:  
**www.oregonsheriffs.com/sales.htm**  
00405064 - Jan. 9, 16, 23 & 30, 2018

Real Estate Services & Announcements400

LET BUYERS KNOW YOUR HOME IS FOR SALE WITH A

Real Estate Deal

»» \$24.00 ««

Private Parties or Realtors list any type of real estate for sale & you will receive a

1 MONTH (22 days) - 5 LINE AD in print & online daily...

PLUS 4 color photos online ~ All for only \$24!

Guidelines: One property per ad. Price must be included in ad. No item substitutions. No refund for early cancellation. \$5 for each additional line.

To place your ad call  
**Daily Courier Classifieds**  
(541) 474-3711  
Or fill out our online form at  
**www.thedailycourier.com**  
e-mail: classified@thedailycourier.com



Homes For Sale402

MUST SELL!

OREGON PARADISE

Rustic seclusion & luxurious appointments mark these 6 homes in Selma as most unique in So. Oregon. Huge decks on year-round creek. 5 exc. water sources: 4 with 2nd water rights, plus 8 gpm deep well. 3.13 acs. in 3 Rural Comm'l tax lots. Over 100 businesses allowed. 1 1/2 +/- ac. of util. easements on adjoining lot. Room for further development. 400' of Redwood Hwy. frontage. 400' on both sides of creek. \$1,995,000 OBO. (541) 597-2185.

**3 BR., 2 BA. home.** Close to hosp. & RCC. 1750 s/f, cathedral ceilings, laundry rm., carpet, landscaped & easy to maintain yard, cov. patio. 1401 Westview Dr. Move-in condition. \$279,500. Call 541-890-4813. **WEB ID #404631**

**1001 ASPEN WAY.** 1739 s/f, 3 br., 2 ba., office/den, walk-in closet, chef's dream kitchen, nice patio, beautifully landscaped, easy maint. \$325,500. 541-890-4813 **WEB ID 401417**

▲▲▲ FORECLOSURES ▲▲▲  
All So. Oregon listings available.  
4 Property Real Estate. **E-MAIL**  
Jim4property@yahoo.com

Waterfront Living403

REACH POTENTIAL BUYERS for your waterfront properties with a Real Estate Deal ad. 5 line ad - 22 days - \$24. Call for details today! (541) 474-3711

Lots & Acreage404

**3.7 BEAUTIFUL VIEW ACRES** of the entire valley with the city limits of Grants Pass, \$119,000. Cash/trade/owner carry. 1642 NE Terrace Dr., walk around both gates to see property. City services available. **541-660-2666**

Daily Bridge Club

Inconceivable defense

By FRANK STEWART  
Tribune Content Agency

Studies show that December is the most frequent month for conception. Since this is January, I suppose today's West can be excused for not conceiving of the winning defense.

Against four hearts, West led the king of spades; deuce, three, four. He shifted to the ace and a low trump to stop ruffs in dummy, but South won, took the ace of diamonds, ruffed a diamond and led a club to his king. He drew trumps, ran the clubs to discard his last diamond, and lost a spade at the end. Making four.

SINGLETON

West needed a better defensive concept. When East plays the three on the first spade, West knows it's a singleton; with 9-3, East would signal count by playing the nine. So at Trick Two, West should lead his singleton club.

South wins but must lead a trump eventually. Then West grabs his ace and leads the five of spades (suit preference: a low spade asking East to return a club, the low-ranking side suit).

If East ruffs and duly leads a club, West ruffs for down one.

DAILY QUESTION

You hold: ♠ A K J 7 5 ♡ A 7  
♦ K 10 6 4 2 ♣ 6. You open one spade, your partner bids two clubs, you bid two diamonds and he raises

Lots & Acreage404

Don't miss out on potential buyers! Place your property for sale ad in the Daily Courier. It's easy with a Real Estate Deal ad. 5 lines - 22 days - \$24. Call Classifieds today for details. (541) 474-3711

One half private acre enclave in Brookings, OR. Fruit trees. Seller financed. Perpetual brook. Ready for home replacement. \$93,000. Email, text or call for more info. 541-469-3640 (cell) bvogel11@juno.com **Web ID #404545**

**9+ irrigated exclusive farm acres for lease, 5 year minimum. 541-660-5231.**

Investment & Business Property407

DO YOU WANT TO SELL your Investment or Commercial Property? Let us help you get started with a Real Estate Deal ad in the Daily Courier. 5 lines - 22 days - \$24. Call Classifieds today for details, (541) 474-3711.

**Great Investment Property**  
ONE ACRE on Redwood Ave. with 3 bdrm. home, and (2) two bdrm. homes. Garage/carports. + dbl. building lot. \$450,000. ., 541.955.2970.

**BY OWNER** - 3 bdrm., family & living room, fireplace, heat pump system, storage shed, fenced backyard, 3 car carport, on cul-de-sac. \$250,000. 541-955-2970.

It's easy to advertise in Classifieds. Call **541-474-3711**.

LEGAL NOTICE

TRUSTEE'S NOTICE OF SALE

T.S. NO.: OR-17-780094-SW

Reference is made to that certain Deed made by, **LUIS A GARCIA CUEVAS** as Grantor to FIRST AMERICAN TITLE, as Trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREEN TREE SERVICING LLC, ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, dated 10/4/2013, recorded 10/16/2013, in official records of JOSEPHINE County, Oregon in book/roll/volume No. and/or as fee/file/instrument/microfilm/reception number **2013-014125** and subsequently assigned or transferred by operation of law to **Ditech Financial LLC** covering the following described real property situated in said County, and State. **APN: R309127 360516BB00080000**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 36, SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE SOUTH 347.76 FEET; THENCE EAST 130.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 138 FEET; THENCE EAST 90 FEET; THENCE NORTH 138 FEET; THENCE WEST 90 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT A PORTION CONVEYED TO CITY OF GRANTS PASS IN DOCUMENT RECORDED: APRIL 8, 1957, VOLUME 188, PAGE 361, RECORDS OF JOSEPHINE COUNTY, OREGON. Commonly known as: 1410 NE Sherman Lane, Grants Pass, OR 97526.

The undersigned hereby certifies that based upon business records there are no known written assignments of the Trust Deed by the Trustee or by the beneficiary and no appointments of a successor Trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by Grantor or other person owing an obligation, performance of which is secured by the Trust Deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is Grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$11,265.08 TOTAL REQUIRED TO PAYOFF: \$135,955.71 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, those sums being the following, to-wit:

The installments of principal and interest which became due on 11/1/2016, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, Trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or payoff. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.

Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned Trustee will on 3/19/2018 at the hour of 9:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the Front Entrance to the Josephine County Courthouse, located at 500 Northwest 6th Street, Grants Pass, OR 97526 County of JOSEPHINE, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Beneficiary or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses

to three diamonds. What do you say?  
**ANSWER:** In "Standard" methods, partner shows about 11 points with four-card diamond support. If he has 6 4, 5 4, A Q 9 8, A J 8 3 2, six diamonds will be a decent spot. Bid three hearts. Partner will treat that bid as a probe for the best game, but your later bidding will clarify your intentions.

West dealer  
N-S vulnerable

NORTH

♠ Q 10 8 6 2

♥ J 9 3

♦ 7

♣ A Q J 4

WEST

♠ A K J 7 5

♥ A 7

♦ K 10 6 4 2

♣ 6

EAST

♠ 3

♥ 5 4 2

♦ Q 9 8 5

♣ 10 8 7 5 2

SOUTH

♠ 9 4

♥ K Q 10 8 6

♦ A J 3

♣ K 9 3

West

1 ♠

Pass

All Pass

North

Pass

3 ♣

East

Pass

Pass

South

2 ♥

4 ♥

Opening lead — ♠ K

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Out of Area Property408

**Klamath Falls - 3 ACRES 6th St. & Hillyard**  
40 x 80 building. \$450,000. Will take 1/2 down, with lawyer. (541) 476-4313.

Real Estate Wanted409

Reputable builder looking for city lots or nice acreage close to town. Will consider lots with small or problem houses. \$\$\$CASH. Call 541-660-4921.

Businesses For Sale410

**SELLING YOUR BUSINESS?**  
Bring potential buyers to you with a classified ad. Your ad will appear in print & online daily. Call Daily Courier Classifieds, 541-474-3711.

Income Opportunities411

**Notice:** To check out an income opportunity you're considering, contact the Oregon Attorney General's Consumer Hotline, 1-877-877-9392, M-F, 8:30 am - 4:30 pm, or visit [www.doj.state.or.us](http://www.doj.state.or.us) Consumer information is also avail. on the Federal Trade Commission's web-site at [www.ftc.gov/bcp/consumer.shtm](http://www.ftc.gov/bcp/consumer.shtm)

Loans, Contracts & Mortgages412

**Private Money Real Estate Loans** Is Our Specialty. Low rates and fees. • 541-414-9887 • [nmls#237511](mailto:nmls#237511)  
All Real Estate Loans/Investments Co.

MANUFACTURED HOMES

500 Thru 501 online at  
www.thedailycourier.com

SEE PHOTOS ONLINE!

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Manufactured Homes For Sale500

**55+ Riviera Mobile Park**  
2 BR./1BA. dbl. wide, large kitchen, cozy, large lot, carport, shed, updated 1056 sf, 1982. \$39,900.  
Call Pam, Real Estate Cafe, LLC 541-441-2665 Broker Owned  
**WEB ID #403898**

LIST YOUR MANUFACTURED or MOBILE HOME for sale in the Daily Courier Classifieds. It's an easy & inexpensive way to reach potential buyers daily in print and online. 5 lines - 22 days - \$24. Call Classifieds today for details, (541) 474-3711.

**SINGLE WIDE MOBILE** in 55+ park. 2 bdrm., 1 bath, all appls., garage w/opener and wired for 220. Built in approx. 2006. \$30,000. Call 541-226-2160.

1977 Triple Wide

1977 3 bedroom, 2 bath triple wide. Needs work. **FREE.** You haul. Merlin, OR. Call 985-502-8517.

1 BDRM., 1 ba. mfg. home in family park, space rent \$315/mo.. Appls. incl. washer/dryer.. Electric heat. Storage shed. \$14,000. (541) 450-3015.

Manufactured Homes With Land501

**MFG. HOME with great character** & property. 3 bdrm., 2 full baths, 3 decks, storage shed, carport, detached 2 car garage on 2.9 acres. Wooded usable land with trailer parking. \$225,000 cash. Olivia, 907-953-0036. **Web ID #404991**

RENTALS

600 Thru 610 online at  
www.thedailycourier.com

SEE PHOTOS ONLINE!

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It's easy to advertise in Classifieds. Call **541-474-3711** and let us know how we can help you.

Homes for Rent601

GRANTS PASS PROPERTY MANAGEMENT, INC.

431 NE 7th St.

541-476-8967

www.gpproperty.com

**\$1295** - DEREK LN. 3 br., 2 ba., appls., f/a gas heat, w/d hkups., dbl. gar.  
**\$1295** - W. PARK. 3 br., 2 ba. home, appls., heat pump, w/d hkups., dbl. gar.  
**\$1095** - NE 8TH. 4 br. 1.75 ba. home, refrig., d/w, f/a gas heat, w/d hkups.  
**\$795** - NE 6TH ST. 1 br., 1 ba. apt., all util. pd., range, refrig., coin-op laundry.  
**\$785** - SW 5TH. 2 br., 1.75 ba. condo, refrig., d/w, heat pump, w/d hkups.  
**\$700** -ROGUE RIVER HWY. 2 br., 1 ba. apt., refrig., elec. wall heat. Water pd.  
**\$695** - NE A ST. 1 br., 1 ba. apt., range, refrig., gas heat, water/sewer paid.  
**\$695** - NE D. 2 br., 1 ba. apt., 55+, appls., cable cell, heat. Water/garb. pd.  
**\$625** - ROGUE RIVER HWY. 1 br., 1 ba. apt., refrig., elec. wall heat, water pd

**COMMERCIAL SPACE**  
**\$700** - WILLIAMS HWY. Office/retail sp. approx. 1440 sq. ft. Water/sewer pd.  
**\$550** - WILLIAMS HWY. Office/retail sp. approx. 960 sq. ft. Water/sewer pd.  
**\$800** - NE STEIGER. 126 s/f, drive thru Ice Shack, w/refrig. & ice cream freezer.

**SERVICES OFFERED:**  
**Full Management • One Time Tenant Placement • Evictions • Inspections Maintenance • Repairs • Landscape Maintenance • Plus Much More!**

**221 Property Services, Inc.**  
• 303 NW "E" St., corner of 4th & E Sts. • Rental Showcase & Listings avail. 24/7  
Call the "Number 1" team  
541-474-2881  
[www.221propertieservices.com](http://www.221propertieservices.com).

**AVAILABLE NOW**  
Appls., gas heat, A/C, garage.  
**\$1650** - 4 br. 2 ba. home. Colonial Dr. Appls., heat pump, fpl., garage.

**AVAILABLE SOON**  
1 br., 1 ba. apt. NE Fairview. Appls., W/D, heat pump, patio.  
**\$995** - 3 br., 1 ba. home. SE Watson Dr. Appls., gas & elec. heat, carport.  
**\$1100** - 2 br., 1 ba. home. SW K St. Appls., W/D, gas/elec. heat, yd.  
**\$1450** - 3 br., 1.5 ba. home. R. R. Hwy. Appls., gas heat, A/C, fpl., shop

Foreclosure NOT an Automatic Denial

**Hull Cummings Properties, LLC**  
**236 NW B St. • 541-472-8817**

• 1 br., 1 ba. ....Avail, soon  
• 3+ br., 2.5 ba. house.....\$1500 + dep.  
• 3 br., 2 ba. house.....\$1450 + dep.  
• 3 br., 2 ba. house.....\$1595 + dep.

**14 X 60 OLDER MOBILE**, 1 br., 1 ba., detached garage, all electric, 5 acres, 10 miles out, so. of river. Abide by Federal Laws. No smoking. Pet nego. w/ pet dep. \$850 + \$850 dep. Credit/Refs. will be checked. 541-476-4863.

**1 bdrm., 1 bath with small office**, all wood interior, small older home, stove, refrig. NO PETS. No smoking preferred. \$700 mo./ \$700 security. Merlin area. Call 541-761-7319 for application.

**1 br., 1 ba. house.** \$795 mo. + \$1200 dep. All utilities paid including electricity. No pets. For more info, call Kerry, Mon.-Fri. only, Century 21 Harris & Taylor, 541-474-2014.

**Immaculate 3 br., 2 ba. home**, near hosp./shop. W/D, dbl. gar. No smoking/pets. \$1400 + sec. Landscape maint. incl. 541-956-1567 or 541-479-7468.

3 bdrm., living room w/fireplace, bonus rm., lrg. fenced yard w/stor. shed, covered prkg. NO pets/smoking. \$1200 mo. 1st, last & dep. Refs. 541-955-2970.

Applegate Valley 4 bd., 3 bath, dbl. garage. Central heat. Garden area. Room for horse. New carpet, vinyl & paint. \$1600 + dep. 541-659-0582.

3 BDRM., 2 BATH HOME, GARAGE. NO smoking/pets. \$1250 mo., 1st, last + dep. 408-607-8017.

**GLENDALÉ** - 2 br., 1 ba. gas/wood heat, double carport. No pets/smoking. \$675, 1st, last and dep. 541-660-4439.

**2 BR., 1 BA.** .993 s/f on a cul-de-sac in NW GP. **NoPets/Smoking.** Garb. pd. \$1150 mo. & \$1150 dep. 541.660.9707

3 br., 1 ba. house, no smoking or pets. \$900 1st, last & sec. dep. 541-479-3042

Furnished Apartments & Studios602

Rogue River Inn - Weekly rentals. Studios & 1 br., full kit., free wi-fi, cable TV. \$225 + up. Util. pd. 541-582-1120

Weekly Rates - Cable, util. Micro., refrig. \$140-180. Hawk's Inn Motel 541-479-4057

Unfurnished Apartments & Studios603

2 bdrm., 1.5 ba. apt. W/D. 408 Anderson, G.P. \$810.00 mo. 909-519-6245. 408andersonGP@gmail.com for info.

1 br., huge walk-in closet. \$550/mo. + \$1300 deposit. Rogue River Hwy. Call Rebecca, 541-659-0231. Avail. Jan. 1st.

Studio, quiet, all elec. No smoking/pets. Util. pd. \$395 + \$450 dep 541-582-3846

Duplexes/Multiplexes Condos604

**DELIGHTFUL** 2 br., 1 ba. 4-plex, dead end, near downtown. Beautiful landscape, A/C, appls. Min age. 55. \$800 mo. Portola Properties, 541-476-5305.

Rooms/Rentals to Share605

Furn. room for rent, \$500/mo. 1st, last + sec. \$1200 total. Kit. & laun. priv. Must have income & ref. No drinking or drugs. Call Bonnie (541) 955-1746.

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE

On January 24, 2018, at the hour of 11:30 AM inside the front door of the Josephine County Courthouse, in the City of Grants Pass, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 190 Acorn Street, Merlin, Oregon 97532.

The court case number is 15CV01138, where BANK OF AMERICA, N.A., is plaintiff, and EVA R. KALLAI, an individual, and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, are defendants.

The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Josephine County Sheriff's Office. For more information on this sale go to:  
**www.oregonsheriffs.com/sales.htm**  
00404543 - 12/26, 2017, 1/2, 9 & 16, 2018